RETURN: Gardner
1603 Villa Pl
Nashville TN 37212

THIS INSTRUMENT PREPARED BY:
J. Dickerson
Security National RES
5995 Greenwood Plaza Blvd. Ste. #220
Greenwood Village, CO 80111

Lenders First Choice
3850 Royal Avenue
Simi Valley, CA 93063
Phone (800) 803-2658

Davidson County DEEDQC
Recvd: 01/20/05 12:43 2 pg
Fees:12.00 Taxes:0.00
20050120-0007478

71-400 01225

QUITCLAIM DEED

Send Tax Bills To: Eva Gardener
1603 VILLA PL NASHVILLE TN 37212-3026
Map & Parcel Nos.: 104-08-0-373.00
(APN NUMBER)

FOR AND IN CONSIDERATION of [-love and affection] the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, Ola Mai Gardner does/do hereby quitclaim and convey unto EVA GARDNER, an unmarried woman , his/her/their heirs [its successors] and assigns, all of [my] [our] [Grantor's] right, title and interest in and to a certain tract or parcel of land located in DAVIDSON County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being the Northerly 55 feet of Lot No. 53 in C.B. Mayos Plan of Large Lots called "Rokeby", as of record in Book 21, Page 87, register's office for said county. Said Part of said Lot No. 53 Fronts 55 feet on the Westerly side of Villa Place and extends back between parallel lines along the southerly line of Lot No. 48, 150 feet, More or Less, to an Alley.

PURSUANT TO PREVIOUSLY RECORDED DEED: recorded on 2-4-98
book and page 10781/463

This is [improved/unimproved] property known as 1603 VILLA PL.
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.
IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 1st day of June, 2004.

Ola Mai Gardner
OLA MAI GARDNER

Eva R. Gardner
EVA GARDNER
Whose Address:
1603 Villa Place
Nashville, TN 37212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ Bonified Gift of love and Affection from mother to daughter = $0.00

Affiant

Subscribed and sworn to before me, this 19th day of May, 2004.

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES:
Sept 14, 2004

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TYSON ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

TN Acknowledgment-Individual 1

STATE OF Colorado
COUNTY OF Arapahoe
On this 17th day of December, 2004, before me, Sheri Boeyink, Notary personally appeared Eva Gardner to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My Commission Expires:

Sheri L. Boeyink
Notary Public
State Of Colorado
My Commission Expires 8/20/2005

TN Acknowledgment-Individual 2

STATE OF Colorado
COUNTY OF Arapahoe
On this 17th day of December, 2004, before me, Sheri Boeyink, Notary personally appeared Ola Mai Gardner to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My Commission Expires:

Sheri L. Boeyink
Notary Public
State Of Colorado
My Commission Expires 8/20/2005